

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

December 10, 2020

I. Development Section (DS)

A. The Central Ala Moana (Honolulu, Oahu)

1. On October 26, 2020, a 3-month extension to the Completion Deadline under the Development Agreement was approved and a new estoppel reflecting the change was executed.

B. Kamakana Villages (Kona, Hawaii)

1. On October 14, 2020, staff was informed by the Commission on Water Resources Management (CWRM) that the Natural Energy Laboratory of Hawaii Authority's (NELHA) application for an exploratory well permit at Ota Well scheduled for CWRM's meeting of October 20, 2020, will be deferred to a date in the near future.
2. On October 30, 2020, SCD Kamakana, LLC submitted the 2020 Annual Report for Kamakana Villages to the Land Use Commission.

C. Villages of Leiali'i (Lahaina, Maui)

1. On October 26, 2020, staff sent the State Historic Preservation Division (SHPD) a draft summary of their meeting on September 30, 2020, for review and comment.
2. On November 2, 2020, Ikaika Ohana sent a letter to the Governor's Office requesting that the Kaiaulu O Kūku'ia project be allowed to proceed based on the existing archaeological inventory survey (AIS) for the Villages of Leiali'i project, a private Section 6E-42, Hawaii Revised Statutes (HRS) submittal for the Kaiaulu O Kūku'ia project, and an archaeological monitoring plan to be approved by SHPD.
3. On November 19, 2020, SHPD emailed HHFDC that they had no comments to HHFDC's draft summary of their September 30, 2020 meeting.

D. Kahului Civic Center Mixed-Use Project (Kahului and Wailuku, Maui, Hawaii)

1. Comments were received from various State and City Departments and agencies in response to the Early Consultation Package dated October 6, 2020.
2. G70 is preparing to initiate community outreach for the project.
3. On November 20, 2020, G70 confirmed that all technical studies for the project's Environmental Assessment are underway.

E. Village 9, Villages of La'i'opua (Kealahou, North Kona, Hawaii)

1. On November 5, 2020, staff received a draft alignment and grading plan of the public access road and onsite road at HHFDC's rental housing project site and the 120' buffer circumference around the Uhiuhi tree. On November 17, 2020, staff received the County's proposed grading plan. On November 20, 2020, staff provided comments to the County's proposed grading plan.
2. On November 16, 2020, staff sent the U.S. Fish and Wildlife Service (FWS) the proposed north boundary for the makai plant preserve relative to the proposed public access road and onsite road at HHFDC's rental project, for review and

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comment. On November 18, 2020, FWS indicated that the proposed north boundary to the makai plant preserve was acceptable.

F. Liliha Civic Center Master Plan (Honolulu, Oahu)

1. PBR Hawaii is preparing to hold a charrette with key State and City departments where preliminary design schemes for the project will be discussed.

G. Lima Ola Workforce Housing Development Phase I (Ele'ele, Kauai)

1. On November 9, 2020, the Kauai County Housing Agency (KCHA) issued a Notice to Proceed to its construction contractor, Earthworks Pacific, Inc., for Lima Ola Phase 1 sitework.
2. On November 12, 2020, staff discussed with the KCHA options for repayment of the Dwelling Unit Revolving Fund (DURF) loan, and the availability of additional DURF funds for infrastructure work.

H. Kahului Emergency Housing (UH Dorms)

1. Staff is awaiting return of the original recorded Lease from the Bureau of Conveyances.

I. Hilo House Lot (Hilo, Hawaii)

1. On November 5, 2020, HHFDC'S Real Estate Services Section held a conference call with Habitat for Humanity Hawaii Island, Inc.

J. Samuel Mahelona Memorial Hospital (Kapaa, Kauai)

1. On November 3, 2020, HHFDC received a pdf copy of the Final Conceptual Master Plan for the project.

K. Ohana Hale – Pumehana (Moiliili, Oahu)

1. On November 5, 2020, staff held a conference call with the Developer and is awaiting the Developer's submission of a formal request to allow the short-term rental of unsold units until such units are sold.

L. 690 Pohukaina (Kakaako, Oahu)

1. On November 10, 2020, HHFDC sent the Department of Education (DOE) notice of cancellation of HHFDC's Memorandum of Agreement with DOE dated September 9, 2019, effective on January 15, 2021.
2. On November 25, 2020, staff and ED Iseri-Matsubara discussed the possibility of issuing a new Request for Proposals for development of the project site with Alaka'i Development.

II. Development Support Section (DSS)

A. Villages of Kapolei (VOK)

1. Construction work to repair the Villages of Kapolei "Backbone" roads will commence on December 7, 2020. The \$7,940,919.00 contract was awarded to Grace Pacific LLC.

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2. Bids for the Villages of Kapolei Roadway, Sidewalk, and Catch Basin Repairs (for individual Villages) solicitation are due December 3, 2020.

B. Waiahole Valley (WV)

1. In order to resolve the issue of intermittent HECO outages, Okahara and Associates will expedite design and bid documents for electrical modifications to enable use of an emergency generator.
2. Aqua is continuing work on chlorine testing and inspections of 140+ lots in response to the Department of Health's Revised Total Coliform rule – Level 2 Assessment's sanitary defect item #3. Aqua is approximately 50% complete with testing. When testing results are completed, HHFDC will need to hire engineers and plumbers to investigate any inconsistencies that are found.

C. HHFDC Portfolio Projects Capital Improvements – Construction Monitoring

1. Mitsunaga and Associates, Inc. is currently performing monitoring at Kauhale Kakaako and Kekuilani Courts.

D. Hokulele

1. Landscape maintenance contract with Ace Landscaping, LLC has been extended for another two (2) years. Contract expiration date is October 28, 2022.

III. Real Estate Services Section (RES)

A. Resale Program

1. Rycroft Terrace Unit #104. On October 30, 2020, HHFDC closed on the sale of a studio/1 bedroom unit having approximately 304 square feet. On September 25, 2019, HHFDC repurchased the property as the Hawai'i Community Development Authority's buyback designee for \$137,426. The property was sold at \$169,000 with a new ten-year buyback option and 16% share of net appreciation.

Reviewed by: Carianne Abara, Development Support Section Chief

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